

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10/2 ROTHERWOOD STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Richmond

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5/203 PUNT ROAD RICHMOND VIC 3121	\$400,000	08-May-25
3/35 WALTHAM STREET RICHMOND VIC 3121	\$412,600	03-May-25
7/372-374 CHURCH STREET RICHMOND VIC 3121	\$401,000	13-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 August 2025



5/203 PUNT ROAD RICHMOND VIC 3121

Sold Price

\$400,000

Sold Date

08-May-25

1

1

1

Distance

0.15km



3/35 WALTHAM STREET RICHMOND VIC 3121

Sold Price

\$412,600

Sold Date

03-May-25

1

1

1

Distance

0.51km



7/372-374 CHURCH STREET RICHMOND VIC 3121

Sold Price

\$401,000

Sold Date

13-Mar-25

1

1

1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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